



North Street, Crowland
PE6 0EG

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£145,000

OPEN HOUSE EVENT SATURDAY 20TH APRIL 2019 - 10AM - 11AM NO APPOINTMENT NECESSARY - 27 NORTH STREET CROWLAND PE6 0EG - Newton Fallowell are delighted to offer for sale this very well presented two bedroom cottage close to the center of Crowland. Benefiting from a refitted kitchen and bathroom and extensive rear garden this property needs to be seen to be appreciated.

Lounge

10'10" x 12'8" max (3.31 x 3.87 max)

PVCu entrance door, recessed ceiling spotlights, laminate flooring, radiator, cast iron open fireplace. Opening to:



Dining room

12'4" x 8'4" max (3.76 x 2.55 max)

Stairs to first floor, cast iron open fireplace, laminate flooring. PVCu double glazed French doors to garden. Opening to:

Kitchen

11'10" x 6'8" (3.61 x 2.04)

Fitted with a matching range of base and eye level units. Solid wood worktops with tiled splashback. 1 1/2 bowl ceramic sink with chrome mixer tap over. Electric cooker and double oven with stainless steel extractor over.

Bathroom

Fitted with a three piece suite

Landing

With doors to bedrooms.

Bedroom 1

12'9" x 11'1" (3.89 x 3.39)

PVCu double glazed window to front, radiator, built in wardrobe.

Bedroom 2

9'4" x 8'5" (2.85 x 2.58)

PVCu double glazed window to rear, radiator.

Outside

This property benefits from an extensive rear garden which is mainly laid to lawn and enclosed by timber panel fencing. There is a decked area with storage shed and a further timber shed to the end of the garden which could be moved to provide rear access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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